



City of Santa Barbara

Community Development Department

Memorandum

DATE: April 8, 2010

TO: Single Family Design Board

FROM: Jaime Limón, Senior Planner
Heather Baker, AICP, Project Planner
Tony Boughman, Planning Technician II

SUBJECT: Neighborhood Preservation Ordinance Two-Year Review
Final Draft Review of Single Family Residential Design Guidelines
and Single Family Design Board Guidelines

Since January 2010, at Council's direction, Staff has met with a subcommittee of the SFDB three times and the full SFDB twice to review proposed changes to the Single Family Residential Design Guidelines (SFRDG), Single Family Design Board Guidelines (SFDBG) and Neighborhood Preservation Ordinance related revisions. Revisions have also been presented to the Planning Commission and Ordinance Committee. Both the guidelines and ordinance proposals are planned to be presented to the Historic Landmarks Commission for comment on April 14, 2010 and to Council for adoption consideration on April 27, 2010.

SFDB final review of the attached SFDB Guidelines and SFRDG is requested. An updated list of the guideline revisions is also attached. New Changes to the guidelines since the SFDB's last review on March 1, 2010 include:

SFRDG

- Expanded carport guidelines
- Additional language regarding fencing in the "Good Neighbor Tips" is proposed in response to public comment submitted to the Ordinance Committee on 3/30/10 (attached).
- Updates to the Supplemental Information Chapter forms, zoning and tree preservation information.
- The guidelines have been renumbered due to adding a new guideline regarding regarding basements, Guideline 18.

SFDB Guidelines

- The SFDB Guidelines have been combined into one document with three parts, with sequential page numbering for the entire document.
- New Administrative Approval criteria are proposed regarding carports.

Additional Pending Guideline Revisions

4/8/10

Single Family Design Board Guidelines

Proposed Carport Administrative Review Criteria

- C. Carports:** Carports which meet all of the following criteria are administratively approvable:
- are not publicly visible as defined in Section 3.3
 - Carport is compatible in style and materials with the main structure.
 - Metal poles are not used as carport supports.
 - A an appropriately decoratively paved pedestrian pathway connecting the carport to the main residence is provided.
 - Landscape planting areas are located adjacent to the carport if feasible.
 - Where there is no garage on a property, at least 200 cubic feet of aesthetically integrated lockable exterior storage should be provided.

Part III: 2.9.A Time Limits on Approvals is proposed to be revised as follows:

- A. Time Limits on Approvals.** Conceptual comments are valid for one year. SFDB preliminary approval is valid for one year from the date of the approval unless a time extension or final approval has been granted in accordance with §22.69.090. Final approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued. See §22.69.090 for provisions for projects with multiple approvals.

Single Family Residential Design Guidelines

- The graphic on page 20 will be moved to it's correct location on page 21-C.
- Basement illustrations are planned for inclusion in the final printing on page 37-C.
- The pagination on page 38-TS will be resolved to avoid having only one line of guideline 18.1 text appear on the page.
- Setbacks and Required Yards graphic may be revised to better portray the front entries and interior setback.
- Colons will be used instead of periods after the new setback and yard phrases defined in the Glossary.